

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF MOUNT ZION ROAD, 1225 FEET WEST OF LINWOOD AVENUE, SHREVEPORT, CADDO PARISH, LA, **FROM B-2-E, NEIGHBORHOOD BUSINESS/EXTENDED USE DISTRICT TO I-1, LIGHT INDUSTRY DISTRICT WITH SITE PLAN APPROVAL**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of Lot 1, Suburban Acres 5th Filing, Shreveport, Caddo Parish, LA, property located on the south side of Mount Zion Road, 1225 feet west of Linwood Avenue, be and the same is hereby changed **from B-2-E, Neighborhood Business/Extended Use District to I-1, Light Industry District with Site Plan Approval.**

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. **Subject to submittal of a revised site plan showing hard surface parking on all 20 spaces, enclosed dumpster location, dimensioned building elevations for all structures, and auto-turn dimensions for review and approval by the Executive Director.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

C-13-15
Steven Rigsby

**METROPOLITAN PLANNING COMMISSION
STAFF REPORT – FEBRUARY 4, 2015**

Agenda Item No. 16

em

CASE NO. C-13-15: ZONING REQUEST WITH REVISED SITE PLAN

District: E/Flurry
10/Cox

Applicant & Owner: STEVEN T. RIGSBY
Location: 513 Mt. Zion Rd. (South side of Mt. Zion Rd., 1,225' West of Linwood Ave.)
Existing Zoning: B-2-E
Requested: B-2-E to I-1 With Revised Site Plan Approval
Proposed Use: ATV & UTV Design, Fabrication and Repair

GENERAL INFORMATION:

- The applicant is proposing to add an ATV (all-terrain vehicle)/UTV (utility vehicle) business at a site that currently houses an irrigation company. The applicant will customize, design and repair ATV/UTV's on-site.
- **The applicant is requesting approval of a revised site plan and a rezoning from B-2-E to I-1. The proposed I-1 designation allows for automobile and truck body repair, laundry, maintenance, storage and sales by right.**
- A prior owner applied for rezoning from a B-2 to an I-1 and instead received an approval for B-2-E, "limited to landscape office, outside storage of trucks and materials" only (C-11-05). This prior owner also received an approval for a revised site plan at the same site (C-12-06).
- The site is surrounded by a combination of zoning districts including, R-1D, I-1 and B-3 to the North towards LA 3132; I-1, and R-1D to the West toward Kingston Rd.; R-1D, B-3 and B-2 to the South towards Bert Kouns Industrial Loop; and I-2, I-1-E, and R-A towards I-49. There is also an R-1D (PUD) to the NE.

SITE PLAN CONSIDERATIONS:

- The site includes two existing buildings including a 1,200 sq. ft. office building and a 4,000 sq. ft. mechanic/tool shed. The office building is a double-wide trailer designed for office use and the mechanic/tool shed is a metal building.
- Each of the structures will house aspects of the two businesses and is located on a 1.37 acre site. The ATV/UTV business will entail 3,200 sq. ft. of the mechanic/tool shed. The remaining 800 sq. ft. will house the irrigation business. The two areas are divided by an existing wall.
- The site well exceeds the setback requirements for both structures.
- The business intends to operate from 7am to 6pm.
- Per Sec. 106-1338(4), the office building requires 5 parking spaces and per Sec. 106-1338(6) the mechanic/tool shed requires 10 spaces for a total of 15 required parking spaces. According to the site plan, the site includes 2 existing concrete parking spaces and a proposed 6 asphalt spaces (including 2 handicapped) for a total of 8 hard surface parking spaces. The site also includes 12 existing dirt/gravel parking spaces to be used for employees, for a total of 20 spaces. However, gravel surfacing fails to meet the hard surface requirements, per Sec. 106-1337(3). All parking shown on the site plan must be hard surfaced.
- There is an existing concrete driveway with an existing 6' wrought iron fence with an electric gate at the mouth of the driveway.
- Existing landscaping exceeds the landscape requirements.
- While not noted on the site plan, there is a dumpster located 50' from the SE corner of the rear property line, per the applicant.
- Although not included in the revised site plan that was submitted for staff review, the applicant has stated that the elevations for the storage building are 16' and 14' for the office building.

MASTER PLAN CONSIDERATIONS:

The future land use for the area is designated as Residential Low per the Master Plan.

STAFF RECOMMENDATION:

Staff recommends approval of the application subject to submittal of a revised site plan showing hard surface parking on all 20 spaces, enclosed dumpster location, dimensioned building elevations for all structures, and auto-turn dimensions for the review and approval by the Executive Director.

PUBLIC'S ASSESSMENT

One person spoke in opposition.

BOARD'S DECISION

The Board voted 8-1 to recommend approval of this application subject to submittal of a revised site plan showing hard surface parking on all 20 spaces, enclosed dumpster location, dimensioned building elevations for all structures, and auto-turn dimensions for the review and approval by the Executive Director.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-13-15



SCALE: 1" = 200'

I-1

R-1D

R-1D

IDEMA

R-1D

B-2-E

MOUNT ZION

I-1-E

B-2-E

B-2-E
to I-1

R-1D

R-1D

300' NOTIFICATION
AREA

MCCAREY

SUNNY OAK

PROPOSED 7' AND SITE PLAN FOR:

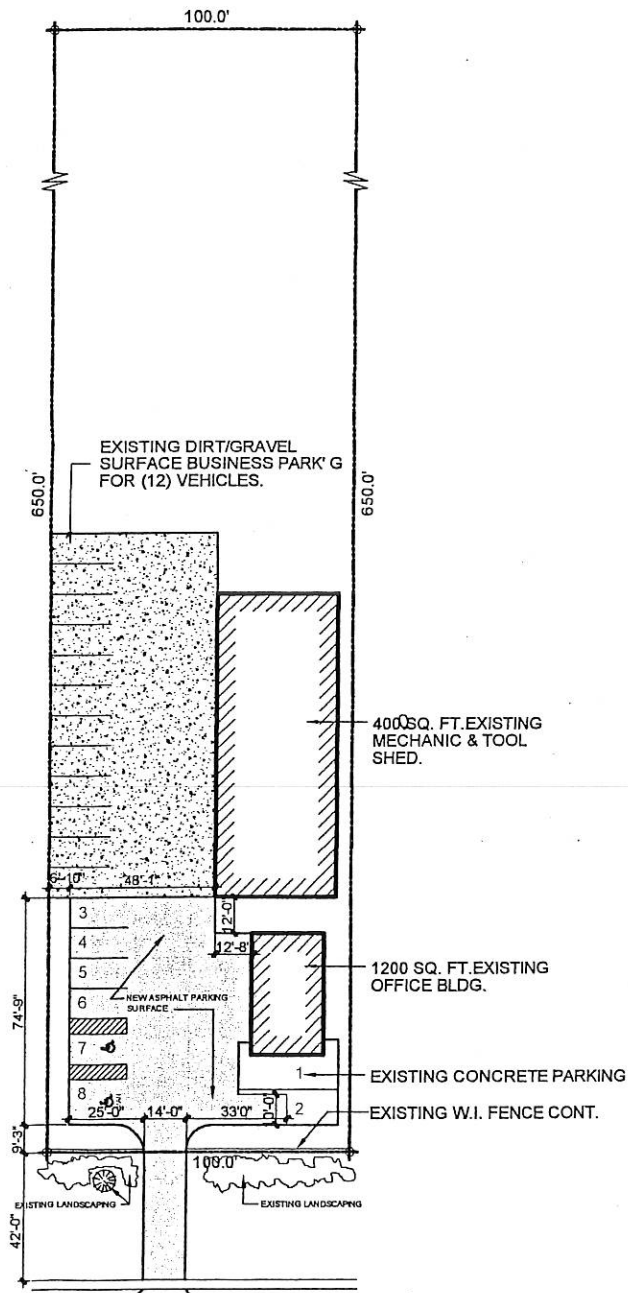
LOADED MOTORSPORT

513 MOUNT ZION ROAD

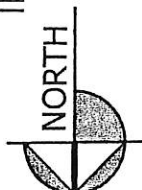
LOT 1, SUBURBAN ACRES S/D, SHREVEPORT, LA.

(6) PARKING SPACES INCLUDING (2) ADA SPACES INCLUDING (1) VAN ACCESSIBLE, (2) REGULATED PARKING SIGNS, PAINTED LOGOS & 4" STRIPPING AS REQUIRED.

(1) ADA SPACE @ 10' X 20' W/ 5' X 20' ACCESS AISLE (1) ADA VAN ACCESSIBLE @ 11' X 20' W/ 5' X 20' ACCESS AISLE & (4) SPACES @ 10' X 20'. EXISTING DIRT/GRAVEL SURFACE FOR (12) BUSINESS VEHICLE PARKING.



1 SITE PLAN
40'-0"=1'-0"



CONTACT INFORMATION



TILMER KEELS DESIGNS
home planning • drafting
2718 JEWELLA AVENUE
SHREVEPORT, LA. 71109-3208
phone: 318.631.8645 fax: 318.631.3602

C- 13 '15

APPLICATION:

☒ CITY CASE

☐ PARISH CASE

APPLICANT'S NAME:

Steven I. Rigsby

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

513 Mt. Zion Road

PHONE: (318) 680-0129
(between 8:00 & 5:00)

Shreveport, LA

ZIP CODE: 71106

FAX # (318) 680-0147

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

from B2E

I 1

B2E / B3

MPC APPROVAL ☐

SITE PLAN ☐

PBG APPROVAL ☐

PUD APPROVAL ☐

PROPOSED USE: ATV / UTV customization, design, repair

EXISTING USE: landscape irrigation

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: A new building will be added (eventually) for office space.

REASON FOR APPLICATION (justification for zoning change): Steven currently owns the property and houses the irrigation company. He would like to run the new business on the same property, too.

ADDRESS OF SITE: 513 Mt. Zion Road

ASSESSOR'S ACCOUNT NUMBER: 16142-0200-0001-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: lot 1, suburban acres, fifth filing

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature

Steven I. Rigsby

513 Mt. Zion Rd.

Address

Signature

Name

Address

Signature

Name

Address

Signature

C- 13 '15

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Steven I. Pigsby

NATURE AND DESCRIPTION OF BUSINESS: ATV / UTV customization,
design, repair

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

 ERROR (there is a manifest error in the Zoning Ordinance)

✓

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

✓

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

 SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 65,000 square feet

SQUARE FEET OF STRUCTURE(S) 6,000 square ft of building

PARKING SPACES REQUIRED: SPACES PROVIDED:

HOURS OF OPERATION (state proposed hours) 7am - 6pm

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED
BY THE CITY OF SHREVEPORT? yes

IF NOT - WHAT IS THE SOURCE
OF WATER?

IS SEWER PROVIDED
BY THE CITY OF SHREVEPORT? yes

IF NOT - WHAT IS THE SOURCE
OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? no

C- 13 '15

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
FEBRUARY 4, 2015**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, February 4, 2015 at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Lea Desmarteau, Chair
Alan Young, Vice Chair
Ronnie Remedies, Secretary
Dale Colvin
Winzer Andrews
Dr. Phillip Pennywell, Jr.
LeVette Fuller
Bessie Smith
Nancy Cooper

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Diane Tullos, Office Administrator
Reginald Mims, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Deputy Director

Members Absent

None

Others Present

Kosha Gilbert, Assistant City Attorney

The hearing was opened with prayer by **MR. ANDREWS**.

The meeting was called to order & the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Anyone wishing to comment on any item on the agenda not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by **MR. YOUNG**, seconded by **MR. COLVIN** to approve the minutes of the January 7, 2015 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: None. Absent: None.

CASE NO. C-13-15: ZONING REQUEST WITH REVISED SITE PLAN

Steven Rigsby
Same
513 Mount Zion Rd (south side of Mount Zion Rd, 1225' west of Linwood Ave)
B-2-E
B-2-E to I-1 With Revised Site Plan Approval for ATV & UTV design, fabrication & repair

Representative &/or support:

Mr. Steven Rigsby (513 Mount Zion Road, Shreveport, LA 71106)

Speaking in opposition:

Mr. Grant Cherry (4545 Francais, Shreveport, LA 71129)

- Represented neighbors residing close to this site (The Kirkpatrick and Olin Families)
- While there is a mix of uses in this neighborhood, the neighbors feel that the request for Industrial zoning is far too intense to be compatible
- The 8' fence that was required by previous zoning is falling down

Rebuttal – was waived by the applicant.

A motion was made by **MR. ANDREWS**, seconded by **DR. PENNYWELL** to recommend approval of this application subject to submittal of a revised site plan showing hard surface parking on all 20 spaces, enclosed dumpster location, dimensioned building elevations for all structures, and auto-turn dimensions for the review and approval by the Executive Director.

(Discussion)

The applicant had stated that the required hard surfaced parking would delay his opening the new business because of the cost. Board members discussed the importance of being consistent and following our current ordinances. While we can appreciate the hardship imposed by some of the ordinance requirements, several of the Board members are small business owners also and have to meet those same requirements.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. **ANDREWS, COLVIN, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: **Mr. REMEDIES**. Absent: None.